

**AGENDA
EAST NOTTINGHAM TOWNSHIP
PLANNING COMMISSION
July 23, 2007**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - June 12, 2007 Minutes
 - June 25, 2007
- VI. *Ordinances*
 - Historical Ordinance
- VII. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

The township's engineer will go over his review letter with the Planning Commission and the applicant, if he is present. The Planning Commission requests that the applicant wait until he is asked a question by the engineer or any member of the Planning Commission, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.

1. Tom Swift – Final Subdivision Plan
2. Jordan Manor (aka Tigue Farm) – Preliminary Plan
3. Elkdale Green – Preliminary Plan

DEVELOPERS REQUESTING TO BE ON AGENDA - The Planning Commission re-emphasizes that presentations be 15 minutes or less.

Thank you

4. Wilson King – Preliminary LDP
 - Component 4A approval

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 11/15/07

5. Elkdale Green – Preliminary Plan
6. Jordan Manor (aka Tigue Farm) – Preliminary Plan
7. Preserve at White Oak Farm – New Preliminary Land Development Plan
8. Wilson King – Preliminary LDP

OTHER SUBDIVISIONS IN PROCESS (FYI)

9. Meadowview Estates – Preliminary Plan
10. Cooper Farms – Final Plan
11. George Thompson – Final Plan
12. Lewis Tract – Final Plan

13. Shepherd DeCarlo – Preliminary Plan
14. Elizabeth Miller – Preliminary Plan
15. Hickory Hill – Phase II – Preliminary Plan
16. Reserves of Dunlap – Preliminary Plan
17. TDT Prime Development – Preliminary Plan
18. Wicklow – Preliminary Plan
19. Timothy Bishop – Minor Plan
20. Hickory Hill – Phase I – Final Plan
21. King Tract – Minor Plan
22. Will Baker – Minor Plan

VIII. Correspondence

- Governor's Center for Local Government Services Training Program Brochure
- Chester County Planning Commission Newsletter

IX. Planning Commission Members

X. Old Business

XI. Recognition of Visitors

XII. Adjournment

**East Nottingham Township
Planning Commission Meeting Minutes
July 23, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on July 23, 2007 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Marianne Russo, John Wallace, and Planning Commission Secretary, PJ Scheese. Members Mike Rebert and Walt Leis were absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:24 p.m. The delayed start was due to a special BOS meeting that went overtime.

Chairperson, Joseph R. Bauer, Jr. asked Vice-Chairperson, Clifford Lee to lead the Pledge of Allegiance.

Agenda

A motion was made by Marianne Russo, seconded by Gene Turns, to approve the agenda. The motion carried.

Aye: 5 Nay: 0

There was no public comment on the agenda.

Minutes to Approve

June 12, 2007 – As there was not a quorum of PC members who were present at this special PC meeting, no vote could be taken.

June 25, 2007 – A motion was made by Marianne Russo, seconded by John Wallace, to approve the minutes for this regular PC meeting. The motion passed:

Aye: 4 Nay: 0 Abstain: 1 (Cliff Lee)

Ordinances

Historic Ordinance

Marianne Russo mentioned that Supervisor Percy Reynolds had questioned at a previous meeting as to whether this ordinance has any potential conflict with Ordinance 4-2001 establishing the Historic Commission. Then there was some discussion about Section 2510 #8 of the proposed draft ordinance.

A motion was made by Marianne Russo, seconded by Cliff Lee, to ask the BOS to act on this revised draft ordinance with the understanding that it be brought in line with Ordinance 4-2001. The motion carried.

Aye: 5 Nay: 0

Subdivisions & Land Development Plans

Joe Bauer reviewed the PC meeting Protocol for Township Engineer Review Letters:

Township Engineer Review Letters

Tom Swift – Final plan

Jim Gade reviewed his letter. This is twelve lot subdivision with six townhouses along Wickersham and a new road with six single family homes. Some of the more major issues include:

- There is one waiver request from Section 403.03.D requiring the Applicant to indicate all existing features within 100-feet of the tract. A similar waiver was approved by for the preliminary plan.
- Applicant has implied that if the Oxford Area Sewer Authority (OASA) does not wish to take over the low pressure sanitary sewer system that perhaps the Township would be willing to. There some discussion about this. Township ordinance is specific about the OASA taking these over.
- Township Solicitor needs to review the HOA document.
- NPDES permit is required. Clean letters from DEP and CCCD are required.

- OASA still needs to review the Planning Module. Jesse Condon, of Register Associates, representing Applicant, said he would deliver one to them.
- A detailed Open Space Management Plan has not yet been submitted.

A motion was made by Cliff Lee, seconded by Gene Turns to approve the waiver from Section 403.03.D of the SALDO, requiring the location of all existing features within 100 feet of the tract. The motion carried.

Aye: 5 Nay: 0

A motion was made by Marianne Russo, seconded by Cliff Lee, to take no further action. The motion carried.

Aye: 5 Nay: 0

Jordan Manor (aka Tigue Farm)

Jim Gade reviewed his letter. Some major issues include:

- A change from the originally proposed low pressure sewage force main to a regional pump station along Mount Pleasant Road to a low pressure force main being constructed from the Subdivision up Mount Pleasant Road and tapping into a point at the intersection of Waterway Road and Cooper Lane. The regional pump station was removed from the plan.
- The Township Roadmaster should determine what street improvements are necessary before Final Plan approval.
- Still awaiting plan reviews of most recent plan from Chester County Planning Commission (CCPC) and the Health Department.

There was some discussion about dealing with some of the open issues during the Final Plan approval process. **A motion was made by Cliff Lee, seconded by Marianne Russo, to approve this Preliminary Subdivision Plan, conditional upon the Township receiving a response to Jim Gade's review letter dated 7/20/07, favorable to his review comments, as well as receiving a review letter from CCPC. The motion carried.**

Aye: 5 Nay: 0

Elkdale Green – Preliminary Subdivision Plan

Jim Gade reviewed his letter. There are 84 single family homes proposed for 69.3 acres. Some of the major issues include:

- The OASA has requested replacement drip field area to be 100% of the proposed drip field. This has prompted Applicant to request that someone other than the OASA accept the proposed sewage system. They have sent a formal letter requesting this.
- Bio-retention Ponds – Applicant has not yet satisfied the PC's concerns about standing water. Also these areas must still be removed from open space calculation areas.
- Some of the open space areas are less than the required size.

Bill Lucas, representing Applicant, stated that they will respond to Jim Gade's review letter. **A motion was made by John Wallace, seconded by Gene Turns, to take no action. The motion carried.**

Aye: 5 Nay: 0

Wilson King – Minor Subdivision & Preliminary LDP

- Sewage Facilities Planning Module – Component 4A – **A motion was made by Marianne Russo, seconded by Cliff Lee, to have PC Chairman Joe Bauer sign this. The motion carried.**

Aye: 5 Nay: 0

- On-Lot Sewage Management Agreement - **A motion was made by Marianne Russo, seconded by John Wallace, to recommend to the BOS that an escrow account be established for this. The motion carried.**

Aye: 5 Nay: 0

Developers Requesting to be on Agenda

There were none.

Letters of Extension

A motion was made by Marianne Russo, seconded by Cliff Lee, to request letters of extension for the following:

- Elkdale Green – Preliminary Plan
- Jordan Manor (aka Tigue Farm) – Preliminary Plan
- Preserve at White Oak Farm – Preliminary LDP
- Wilson King – Preliminary Plan & LDP

to be date specific for November 15, 2007. The motion carried.

Aye: 5 Nay: 0

Other Plans Currently in Subdivision or Land Development Process (FYI)

- Meadowview Estates – Preliminary Plan
- Cooper Farms – Final Plan
- George Thompson – Final Plan
- Lewis Tract – Final Plan
- Shepherd DeCarlo – Preliminary Plan
- Elizabeth Miller – Preliminary Plan
- Hickory Hill – Phase II – Preliminary Plan
- Reserves of Dunlap – Preliminary Plan
- TDT Prime Development – Preliminary Plan
- Wicklow – Preliminary Plan
- Timothy Bishop – Minor Plan
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Correspondence

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PC Members

- Cliff Lee requested PJ Scheese get Vivian Lasko's phone number for the Open Space Committee. PJ said that during her conversation with Mrs. Lasko today that she (Mrs. Lasko) was no longer working with Katz Builders & Developers, who were originally scheduled to present a sketch plan for her property tonight.
- Cliff stated that there would be an Open Space Committee Meeting on Tuesday, July 24, 2007 at 7pm at Briar Hollow Farm
- Reserves of Dunlap's Conditional Use Hearing is this week on July 25th and 26th.
- Joe Bauer read the following statement from Walt Leis: "Walt is concerned that with all the pending developments already on our plate, most of which are counting on the Oxford Area Sewer Authority, we have no confidence that we will not be in a chaotic situation with no understanding of how these sewage systems will be interconnected sequentially." Supervisor Percy Reynolds said that this is being addressed by the Sewer Authority.

Old Business

None

Recognition of Visitors

- Supervisor Percy Reynolds said that he and Joe Bauer attended a meeting on working on an On-Lot Systems Ordinance that will require periodical pumping of septic tanks. This is an effort for a number of Townships to use the same ordinance and then use the same company, or individual, to manage the system they come up with.
- Jim Arnold said that they would have a plan for the Lasko property for next month's PC meeting.

A motion was made by Marianne Russo, seconded by Cliff Lee, to adjourn the meeting. The motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 8:37 pm.

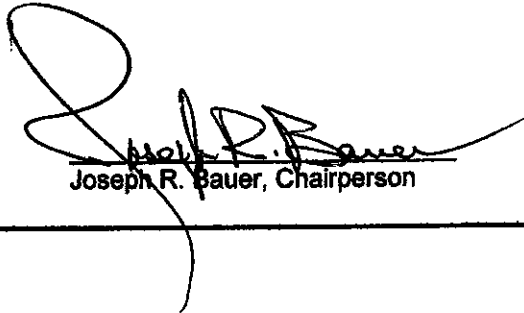
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 8/27/07



Joseph R. Bauer, Chairperson
